

152.0

0009

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

681,800 / 681,800

USE VALUE:

681,800 / 681,800

ASSESSED:

681,800 / 681,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
99		GRAND VIEW RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HARTMAN MARK R & LILLIAN	
Owner 2:	
Owner 3:	

Street 1: 99 GRAND VIEW RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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**PREVIOUS OWNER**

Owner 1: NEWLYN PROPERTIES LLC -	
Owner 2: -	

Street 1: 99 GRAND VIEW RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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**NARRATIVE DESCRIPTION**

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5057		Sq. Ft.	Site		0	80.	1.13	9									457,367						457,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5057.000	224,400		457,400	681,800		101295
							GIS Ref
							GIS Ref
							Insp Date
							05/02/18

PREVIOUS ASSESSMENT								Parcel ID	152.0-0009-0011.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,400	0	5,057.	457,400	681,800		Year end	12/23/2021
2021	101	FV	216,400	0	5,057.	457,400	673,800		Year End Roll	12/10/2020
2020	101	FV	216,500	0	5,057.	457,400	673,900		Year End Roll	12/18/2019
2019	101	FV	198,500	0	5,057.	428,800	627,300		Year End Roll	1/3/2019
2018	101	FV	192,900	0	5,057.	354,500	547,400		Year End Roll	12/20/2017
2017	101	FV	192,900	0	5,057.	325,900	518,800		Year End Roll	1/3/2017
2016	101	FV	192,900	0	5,057.	297,300	490,200		Year End	1/4/2016
2015	101	FV	192,000	0	5,057.	291,600	483,600		Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWLYN PROPERTI	74964-422	1	6/25/2020		750,000	No	No		
OUSBACK DIANE L	66283-469		10/27/2015		585,000	No	No		
KAZANJIAN LEO &	44444-403		1/7/2005	Family		1	No	No	Clara L Kazanjian dod 6/1/1999
	11760-222		10/30/1969			No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/29/2020	1600	Add Bath	12,000	O					7/29/2020	SQ Returned	JO	Jenny O
9/17/2020	1105	Siding	20,000	C					7/16/2020	SQ Mailed	MM	Mary M
12/7/2011	1592	Re-Roof	9,000						5/2/2018	Meas/Inspect	BS	Barbara S
									4/1/2016	SQ Returned	MM	Mary M
									1/15/2009	Meas/Inspect	336	PATRIOT
									9/30/1999	Meas/Inspect	243	PATRIOT
									7/24/1993		RV	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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